

**Relevant Excerpts from Electoral Area F Official Community Plan Bylaw No. 830 and
Scotch Creek/Lee Creek Zoning Bylaw No.825**

(See [Electoral Area F Official Community Plan Bylaw No. 830](#) and [Scotch Creek/Lee Creek Zoning Bylaw No.825](#) for all policies and zoning regulations)

Electoral Area F Official Community Plan Bylaw No. 830

Section 6 A Well-Housed Community

Objective 1 To provide a range of housing types and tenures to meet the needs of all residents of the community.

Objective 2 To encourage affordable, appropriate housing for seniors to allow North Shuswap residents to age in place, close to friends and family.

Section 10 A Well-serviced Community

10.2 Water Supply and Distribution

Objective 1 To provide an appropriate level of infrastructure services in development areas, balancing demands with affordability.

Policy 3 Any new development within the Scotch Creek Primary Settlement Area or within the Secondary Settlement Areas, must connect to a community water system. For the purposes of this Plan, a community water system means a waterworks system serving 50 or more connections, parcels, dwelling units, or recreational vehicles. Facilities may include water treatment plants and ancillary, works, reservoirs, impoundments (dams), groundwater development (wells), and pumping stations for the collection, treatment, storage, and distribution of domestic potable water.

10.3 Liquid Waste Management

Policy 2 Any new development within the Scotch Creek Primary Settlement Area, or within the Secondary Settlement Areas, must connect to a community sewage system. For the purposes of this Plan, a community sewage system means a sewage collection, treatment and disposal system serving 50 or more connections, parcels, dwelling units, or recreational vehicles. Facilities may include wastewater treatment (disposal) plants and ancillary works, sanitary sewers and lift stations for the collection and treatment of wastewater, and the discharge and/or re-use of treated effluent wastewater and biosolids.

Section 11 Managing Growth: North Shuswap

11.1 General Land Use The policies of this Plan aim to protect the rural character of the North Shuswap, yet allow modest growth in areas that are, or will be, serviced by community water and sewer systems.

Policy 3 Scotch Creek is the Primary Settlement Area. The Regional District will encourage residential, commercial, and light industrial growth in Scotch Creek that is consistent with the policies of this plan. All new development must be connected to community water and sewer systems.

Section 12 Managing Growth: Scotch Creek (Primary Settlement Area)

12.10 Medium Density (MD)

Objective 1 The designation of Medium Density Residential areas provides for the construction of higher density housing of various types in areas that are in within easy walking distance of the Village Centre.

Policy 1 Detached and semi-detached housing in the form of townhomes or duplexes are permitted within this land use.

Policy 2 The density of Medium Density Residential is proposed as 6-8 units per acre, or 15-20 units per hectare.

Policy 3 Cluster development is encouraged, to preserve existing vegetation and maximize the amount of open space.

Policy 4 Gated communities are strongly discouraged.

Policy 5 Front garages that dominate the street are discouraged. Garages should be placed behind the front facade of the house, in order to contribute to a better pedestrian environment, or, if flush with the front facade, should not comprise more than 30% of the total facade.

Policy 6 Green connections are encouraged between these areas and the Village Centre.

Policy 7 Normally a maximum building height of two storeys is permitted.

Policy 8 Development adjacent to ALR boundaries requires fencing, vegetative buffering and building setbacks as recommended by the Ministry of Agriculture's "Guide to Edge Planning".

Scotch Creek/Lee Creek Zoning Bylaw No. 825

Part 1: Definitions

COMMUNITY SEWER SYSTEM is a sewage collection, treatment and disposal system serving 50 or more parcels situated within the community intended to be serviced. Facilities may include wastewater treatment (disposal) plants and ancillary works, sanitary sewers and lift stations for the collection and treatment of wastewater, and the discharge and/or re-use of treated effluent wastewater and biosolids. All components of a community sewer system must comply with all regulations of the jurisdiction having authority for issuing approvals;

COMMUNITY WATER SYSTEM means a waterworks system serving 50 or more parcels. Facilities may include water treatment plants and ancillary works, reservoirs, impoundments (dams), groundwater development (wells), and pumping stations for the collection, treatment, storage, and distribution of domestic potable water;

MANUFACTURED HOME is a single family dwelling that is factory built to comply with or exceed the CSA standard; A277-M1990, "Procedures for Certification of Factory Built Houses"; or CAN/CSA Z240 MH Series, "Mobile Homes";

MANUFACTURED HOME PARK is the use of buildings, structures and land that has been divided into manufactured home spaces and improved for placement of manufactured homes for permanent residential use;

MANUFACTURED HOME SPACE is the use of land within a manufactured home park for placement of one manufactured home;

Principal Uses

- 5.9 (1) The *uses* stated in this subsection and no others are permitted in the *Manufactured Home Park* zone as *principal uses*, except as stated in Part 3: General Regulations:
- (a) *Manufactured home space*
 - (b) *Manufactured home park*

Secondary Uses

- (2) The *uses* stated in this subsection and no others are permitted in the *Manufactured Home Park* zone as *secondary uses*, except as stated in Part 3: General Regulations:
- (a) *Accessory use*
 - (b) *Home business*

Regulations

- (3) On a *parcel* zoned *Manufactured Home Park*, no land shall be used; no *building* or *structure* shall be constructed, located or altered; and no plan of subdivision approved; that contravenes the regulations stated in this subsection, except as state in Part 3: General Regulations and Part 4: Parking and Loading Regulations.

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(a) Minimum <i>parcel</i> size created by subdivision	2.0 ha (4.94 ac.)
(b) Minimum <i>parcel</i> width created by subdivision	30 m (98.43 ft.)
(c) Maximum density of <i>manufactured home spaces</i> <ul style="list-style-type: none"> ▪ where serviced by <i>community sewer system</i> ▪ in all other cases 	ten per ha (one per 0.25 ac.) one per ha (one per 2.47 ac.)
(d) Minimum separation distance between <i>manufactured homes</i>	4.5 m (14.76 ft.)
(e) Maximum <i>building</i> and structure <i>height</i>	7.5 m (24.61 ft.) except <i>accessory building</i> : 6.0 m (19.69 ft.)
(f) Minimum <i>setback</i> from: <ul style="list-style-type: none"> ▪ <i>front parcel boundary</i> ▪ <i>interior side parcel boundary</i> ▪ <i>exterior side parcel boundary</i> ▪ <i>rear parcel boundary</i> 	<ul style="list-style-type: none"> ▪ 4.5 m (14.76 ft.) ▪ 2.0 m (6.56 ft.) ▪ 4.5 m (14.76 ft.) ▪ 4.5 m (14.76 ft.)
(g) Maximum <i>gross floor area</i> of an <i>accessory building</i>	<ul style="list-style-type: none"> ▪ 20 m² (215.29 sq. ft.)